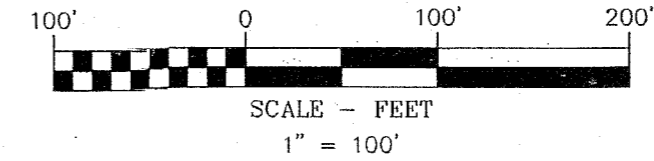


PARTITION PLAT

LOT 42, WOODWORTH ACRES,
LOCATED IN THE NE 1/4, SECTION 30, T. 1N., R. 10E., W.M.
HOOD RIVER COUNTY, STATE OF OREGON.
1N10E30-TAX LOT 1000



BASIS OF BEARINGS

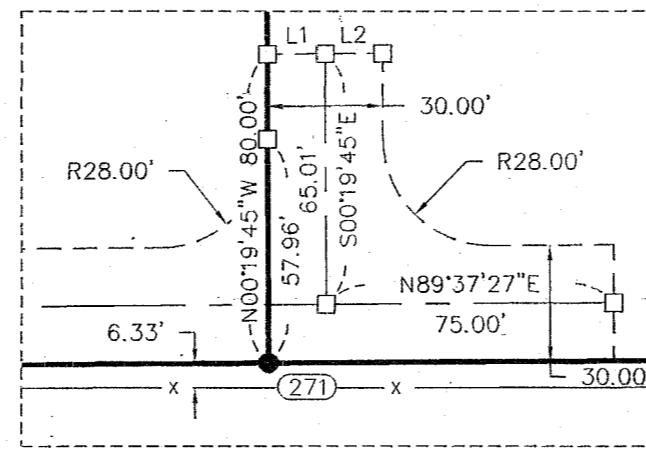
THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 30, PER COUNTY SURVEY NO. 98036

LEGEND

- FOUND MONUMENT AS NOTED IN DESCRIPTIONS
- COMPUTED ANGLE POINT, NOT MONUMENTED
- RM REFERENCE MONUMENT
- CS. NO. COUNTY SURVEY NUMBER
- R1 RECORD DATA PER RECORD OF SURVEY NO.
- Y.P.C. YELLOW PLASTIC CAP
- (100.00') DISTANCE PER PLAT OF WOODWORTH ACRES
- LCR LAND CORNER CARD
- FCE FENCE LINE

FOUND MONUMENT INFORMATION

- (251) FOUND HOOD RIVER COUNTY BRASS CAP, 0.9' BELOW GROUND, HELD FOR THE NORTH QUARTER CORNER SECTION 30, ALSO BEING THE NORTHWEST CORNER LOT 48, WOODWORTH ACRES, SEE LCR 95.
- (252) FOUND 5/8" IRON ROD, 0.2' BELOW GROUND, HELD FOR THE CENTER QUARTER OF SECTION 30, ALSO BEING THE SOUTHWEST CORNER LOT 41, SEE LCR 843.
- (253) FOUND 5/8" IRON ROD, 0.3' BELOW GROUND, HELD FOR EAST QUARTER CORNER SECTION 30, SEE LCR 647.
- (260) FOUND IRON ROD WITH 1-1/2" ALUM. CAP STAMPED "OR 571", 0.1' BELOW GROUND; PER CS. NO. 98034, HELD.
- (261) FOUND IRON ROD WITH 1-1/2" ALUM. CAP STAMPED "OR 571", 0.1' BELOW GROUND; PER CS. NO. 98034, HELD.
- (262) FOUND IRON ROD WITH 1-1/2" ALUM. CAP STAMPED "OR 571", 0.1' BELOW GROUND; PER CS. NO. 98034, HELD.
- (270) - (273) FOUND KLEIN AND ASSOCIATION, INC. 5/8" REBARS WITH YELLOW PLASTIC CAP, INSCRIBED "KA OR59002 WA 42690" PER CS NO. 2018-03536; HELD FOR SOUTH LINE TAXLOT 1000



DETAIL
1" = 50'

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PARTITION TAX LOT 1000 OF HOOD RIVER COUNTY ASSESSOR MAP 1N10E30, INTO TWO SEPARATE PARCELS AS SHOWN. FOR GORGE FARMS & VINEYARDS, LLC.

THE PROPERTY IS DESCRIBED IN THAT CERTAIN STATUTORY WARRANTY DEED, RECORDED AS INSTRUMENT NO. 2018-0326. AND DESCRIBED AS LOT 42, WOODWORTH ACRES.

THE EXTERIOR BOUNDARY OF SAID LOT 42, WAS ESTABLISHED BY HOLDING EXISTING MONUMENTS FOUND AND ESTABLISHED BY OUR FIRM FOR A SURVEY PERFORMED FOR ERIC BLOSSMAN, FILED OCTOBER 10, 2018 AS COUNTY SURVEY NO. 2018-053. NO MONUMENTS WERE SET IN THIS SURVEY.

ENCUMBRANCES

EASEMENT GRANTED TO MIDDLE FORK IRRIGATION DISTRICT, RECORDED JUNE 16, 1964 IN BOOK 76, PAGE 314, EXACT LOCATION NOT DISCLOSED.

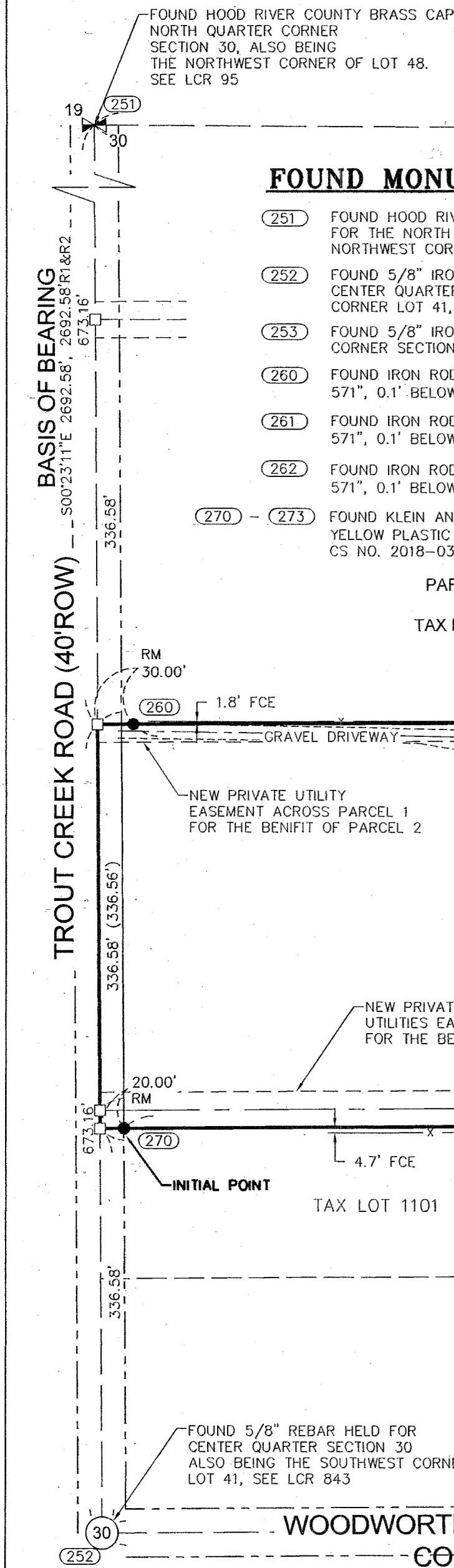
REGULATIONS, INCLUDING LEVIES, ASSESSMENTS, WATER AND IRRIGATION RIGHTS AND EASEMENTS FOR DITCHES AND CANALS OF MIDDLE FORK IRRIGATION DISTRICT.

THE RIGHTS OF PUBLIC IN AND TO THAT PORTION OF THE HEREIN DESCRIBED PROPERTY LYING WITHIN THE LIMITS OF PUBLIC ROADS, STREETS OR HIGHWAYS.

RIGHTS OF TENANTS UNDER EXISTING LEASES OR TENANCIES.

LINE TABLE

LINE #	DIRECTION	LENGTH
L1	N89°34'40"E	15.00
L2	N89°40'15"E	15.00



PARCEL 1
TAX LOT 900

PARCEL 2
TAX LOT 901

PARCEL 1
5.07 AC

PARCEL 2
5.04 AC

SEE DETAIL

REFERENCED SURVEYS

- R1. PARTITION PLAT 9808 PERFORMED BY KLEIN & ASSOCIATES, LAND SURVEYING, FOR JACK AND PATRICIA LUNDEN, RECORDED MARCH 31, 1998, COUNTY SURVEY NO. 98034
- R2. PARTITION PLAT 9807 PERFORMED BY KLEIN & ASSOCIATES, LAND SURVEYING, FOR MERTON AND BRENDA MEYERS, RECORDED MARCH 31, 1998, COUNTY SURVEY NO. 98036
- R3. PARTITION PLAT 91-10 PERFORMED BY DLC SURVEYING FOR RUTH PRIDGEN, RECORDED MAY 28, 1991, COUNTY SURVEY NO. 91038
- R4. WOODWORTH ACRES, RECORDED IN COUNTY SURVEY NO. 0135, BOOK 1, PAGE 158, RECORDED JULY 3, 1919.
- R5. PARTITION PLAT 201110P PERFORMED BY KLEIN & ASSOCIATES INC., FOR ALLEN SMITH, RECORDED DEC. 19, 2011, COUNTY SURVEY NO. 2012002
- R6. RECORD OF SURVEY PERFORMED BY KLEIN & ASSOCIATES, INC., FOR ERIC BLOSSMAN, FILED OCTOBER 10, 2018, COUNTY SURVEY NO. 2018 053

SURVEY PERFORMED FOR:
GORGE FARMS & VINEYARD, LLC
DATE OF SURVEY: JUNE, 2019
PROJECT: 19-05-04 DRAFT: TA, GD
FILE: 190504-SP.DWG LAYOUT TAB: H.R.C PP

REFERENCED DEEDS

STATUTORY WARRANTY DEED, INSTRUMENT NO. 921754
STATUTORY WARRANTY DEED, INSTRUMENT NO. 2018-03236

SURVEYOR'S NOTES

THIS PLAT REPRESENTS A BOUNDARY SURVEY OF LOT 42, WOODWORTH ACRES
EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED TO THE SURVEYOR.

NOTES

PLEASE NOTE THAT THE PROVISIONS OF ARTICLE 50 (BUFFER REQUIREMENTS) OF THE HOOD RIVER COUNTY ZONING ORDINANCE APPLY TO SITING A NEW DWELLING ON PARCEL #2, WHICH IS ADJACENT TO PROPERTY IN THE COUNTY'S EXCLUSIVE FARM USE ZONE. IF YOU HAVE ANY QUESTIONS, PLEASE CONTACT HOOD RIVER COUNTY PLANNING.

OWNER

GORGE FARMS & VINEYARDS

KLEIN & ASSOCIATES, MAKES NO WARRANTY AS TO MATTERS OF UNWRITTEN TITLE, ADVERSE POSSESSION, ESTOPPEL, ACQUESCENCE.

AREA NOTE:

THE SHOWN AREA DOES NOT INCLUDE THAT PORTION LYING WITHIN ROAD RIGHT-OF-WAYS.

NOTE:

THE NEW PRIVATE 30 FOOT INGRESS, EGRESS AND UTILITY EASEMENT SHALL BE THE SOLE RESPONSIBILITY FOR MAINTENANCE BY OF THIS PLAT, AND THAT PARCEL 2 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE ACCESS ROAD CONNECTING SAID ROAD TO TROUT CREEK RIDGE ROAD.



Klein & Associates, Inc.
ENGINEERING & SURVEYING PLANNING
1411 13th Street Hood River, OR 97031
TEL: 541-386-3322 FAX: 541-386-2515

SHEET 1 OF 1
WILLAMETTE MERIDIAN
HOOD RIVER COUNTY, OREGON

1/4	SEC	T.	R.
30	1N.	10E.	

HOOD RIVER COUNTY SURVEYOR'S OFFICE

SURVEY NO. 2020 008

FILED 2/27/2020

BY *JK*
PARTITION PLAT NO. 202004P

INSTRUMENT RECEIVED ON THE 26th DAY OF FEBRUARY, 2020 10:45 AT A.M.

HOOD RIVER COUNTY DIRECTOR OF RECORDS AND ASSESSMENTS

SURVEYOR'S CERTIFICATE

I, JAMES M. KLEIN, BEING FIRST DULY SWORN, DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED ON THIS PARTITION PLAT, THE BOUNDARIES BEING DESCRIBED IN STATUTORY WARRANTY DEED, INSTRUMENT NO. 2018-03236 TO GORGE FARMS & VINEYARDS, LLC AND DESCRIBED AS LOT 42, WOODWORTH ACRES. FOR THE INITIAL POINT I FOUND A REFERENCE MONUMENT BEING A 5/8" REBAR SET N 89°37'27" E FROM SOUTHWEST CORNER OF SAID LOT 42.

REGISTERED PROFESSIONAL LAND SURVEYOR

James M. Klein
OREGON
JULY 12, 2005
JAMES M. KLEIN
59002

Expires 6-30-2021

DECLARATION

I, ERIC BLOSSMAN, HEREBY DECLARE THAT THIS DIVISION OF LAND HAS BEEN MADE WITH MY FREE CONSENT AND IN ACCORDANCE WITH MY DESIRES. AND THE PROVISIONS OF ORS CHAPTER 92.

AND BY THIS PLAT GRANT THE EASEMENT SHOWN HEREON FOR THE STATED PURPOSES.

Eric Blossman
29 January 2020
MANAGING MEMBER DATE
GORGE FARMS & VINEYARDS, LLC

ACKNOWLEDGMENTS

January 29th, 2020
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 01/29/2020 BY THE ABOVE SIGNED
Mariano Vazquez Jr.
NOTARY SIGNATURE
Mariano Vazquez Jr.
NOTARY PUBLIC-(NAME)

STATE OF Texas
COUNTY OF Harris
COMMISSION NO. 132280324
MY COMMISSION EXPIRES 12/11/2023
December

APPROVALS

I HEREBY CERTIFY THAT ALL TAXES AND ASSESSMENT DUE HEREON HAVE BEEN FULLY PAID AS REQUIRED BY LAW.

Montina B. ...
HOOD RIVER COUNTY DIRECTOR OF BUDGET AND FINANCE

I HEREBY CERTIFY THIS PARTITION WAS EXAMINED AND APPROVED AS OF THIS 6th DAY OF FEBRUARY, 2020.

Jim D. Walker
HOOD RIVER COUNTY SURVEYOR

I HEREBY CERTIFY THIS PARTITION WAS EXAMINED AND APPROVED AS OF THIS 11th DAY OF FEBRUARY, 2020.

Jim D. Walker
HOOD RIVER COUNTY PLANNING DIRECTOR

CS# 2020 008